

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for July 5, 2006 PLANNING COMMISSION MEETING

PROJECT #: Use Permit No. 117B - Horizon Business Park

PROPOSAL: To expand the boundary of the use permit to include an additional 4.21 acres and 43,765 square feet of commercial floor area.

LOCATION: South 14th Street and Yankee Hill Road

LAND AREA: Approximately 4.21 acres.

EXISTING ZONING: AG Agriculture

**WAIVER REQUEST/
MODIFICATION:**

1. Allow a sidewalk less than 9.5' from the back of the curb.
2. Allow screening/landscaping to be shown at time of building permits.
3. Allow lots to be created without frontage to a public street or private roadway.

CONCLUSION: Adding this area to the existing use permit is a logical extension of Horizon Business Park. Subject to the conditions of approval, this request complies with the Zoning Ordinance and Comprehensive Plan.

RECOMMENDATION:	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached legal description.

EXISTING LAND USE:
Agricultural and residential

SURROUNDING LAND USE AND ZONING:

North:	I-3	Commercial/Employment Center
South:	AG	Railroad and undeveloped agricultural land
East:	H-4	Commercial
West:	AG	Railroad and undeveloped agricultural land

ASSOCIATED APPLICATIONS:

CZ#06041 to change the zoning from AG Agriculture to I-3 Employment Center.

HISTORY: February 7, 2005 - UP#117A approved to modify sign requirements for the Horizon Business Center.

Sept. 17, 1999 - UP#117 Horizon Business Center approved.

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F25 - This area is designated for industrial land uses in the Comprehensive Plan.

TRAFFIC ANALYSIS: South 14th Street is an improved arterial street. This project does not take direct access to South 14th Street, rather access to South 14th Street is provided at Infinity Court via a connection to South 13th Street. A 10'-wide dedication to provide 60' of right-of-way from centerline for South 14th Street is shown.

ENVIRONMENTAL CONCERNS: This site is in proximity to Wilderness Park and the associated open space stream corridor. A portion of this site is within the 100-year floodplain, which is not delineated on the site plan. Also, the original use permit identified some amount of flood storage in this area, and it is also not addressed.

ANALYSIS:

1. This is a request to expand the boundary of the Horizon Business Center use permit to include approximately 4.21 additional acres.
2. The Horizon Business Center is zoned I-3 and is designed to function as an employment center.
3. Employment center districts limit the ratio of retail and office to 50% of the total square footage on-site as such uses are deemed as being complementary to the employment center use.
4. The land use table in this request allows up to 8,753 square feet of retail space (20%), 13,130 square feet of office space (30%), and 21,882 (50%) square feet of other uses for a total of 43,765 square feet of floor area, based upon land area as allowed by 27.51.030 (B). These ratios are consistent with the requirements of the I-3 district and the existing use permit.
5. Three waivers/modifications are requested. Each is discussed individually below.

A. Allow a sidewalk less than 9.5' from the back of the curb. This request allows for the continuation of the system of sidewalks already in place throughout the business park. Due to low volume and slow speeds of traffic anticipated in this area, this request is acceptable. This is a design standard that the Planning Director is authorized to approve administratively.

B. Allow screening/landscaping to be shown at time of building permits. This is not a request to waive or reduce the amount of screening/landscaping, but to allow it to be shown at the time of building permits. This allows greater flexibility in the final design of buildings and parking, and it is a request typically allowed for commercial developments. This is also a design standard that the Planning Director is authorized to approve administratively.

C. Allow lots to be created without frontage to a public street or private roadway. This waiver was approved with the original use permit and does not have to be granted again. It is typical for the waiver to be granted in cases such as this where access to a major street is to be relinquished and it is provided by an internal private roadway. Direct access to South 14th Street will be relinquished when the private roadway is created at the time of final plat.

6. The General Notes should be revised as follows:

Note #6 - Sidewalks to be build along both sides of all streets. Sidewalks shall also comply with Chapter 3.105 of the Design Standards for Pedestrian Circulation in Commercial and Industrial areas.

Note #13 - Details of all signs, including type, location, height and size will be submitted separately for review with sign permits. They will be designed in accordance with the City of Lincoln Zoning Ordinance.

Note #27 - Street trees to be shown at the time of final plat. Individual lot landscaping and screening to be submitted at the time of building permits and will comply with the City of Lincoln Design Standards.

Note #28 - Easements to be determined and shown at the time of final plat.

Note #29 - The building and parking layout shown is conceptual. Specific individual site plans will be submitted and approved at the time of building permits in accordance with the City of Lincoln Zoning Ordinance and Design Standards except as modified by this use permit.

7. Watershed Management notes that there is 100-year floodplain at the south end of this site, and some flood storage was shown preserved on this site with the original use

permit. The 100-year floodplain must be delineated on the plan, and it must be demonstrated that all flood storage requirements are met.

9. Street trees are to be shown at the time of final plat, and should be removed from the landscape plan. When the street tree plan is submitted with the final plat, it should substitute the Patmore Ash with a new elm variety due to concern over the Ash Borer as noted in the Parks and Recreation review.
10. A review from Public Works-Engineering Services was not received in time to be included with this report. The plans should be revised to correct any deficiencies noted in that review as a condition of approval.

CONDITIONS OF APPROVAL:

Site Specific Conditions:

1. This approval permits an additional 43,765 square feet of office and commercial floor area with modifications to design standards to allow a sidewalk less than 9.5' from the back of the curb, and to allow screening/landscaping to be shown at time of building permits.
2. The City Council approves associated request:
 - 2.1 Change of Zone #06041.

Final plats are approved by the City.

If any final plat on all or a portion of the approved use permit is submitted five (5) years or more after the approval of the use permit, the city may require that a new use permit plan be submitted, pursuant to all the provisions of section 26.31.015. A new use permit may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the use permit as originally approved does not comply with the amended rules and regulations.

Before the approval of a final plat, any private roadway improvements, sidewalks, public sanitary sewer system, public water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, street trees, temporary turnaround and barricades, and street name signs, must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.

To complete the paving of private roadway shown on the final plat within two (2) years following the approval of this final plat.

to complete the installation of sidewalks along both sides of South 13th Street as shown on the final plat within four (4) years following the approval of the final plat.

to complete the installation of a sidewalk along the west side of South 14th Street within two (2) years following the approval of this final plat.

to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed private drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete land preparation including storm water detention/retention facilities and open drainageway improvements prior to installation of utilities and improvements but not more than two (2) years following the approval of the final plat.

to complete the installation of private street lights along South 13th Street within this plat within two (2) years following the approval of the final plat.

to complete the planting of the street trees along South 13th Street and the west side of South 14th Street within four (4) years following the approval of the final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete the installation of the permanent markers prior to construction on or conveyance of any lot in the plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to complete the public and private improvements shown on the Use Permit.

to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to maintain private improvements on a permanent and continuous basis.

to continuously and regularly maintain the street trees along the private roadway.

to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

to submit to the lot buyers and home builders a copy of the soil analysis.

to pay all design, engineering, labor, material, inspection, and other improvement costs.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to relinquish the right of direct vehicular access to South 14th Street.

to inform all purchasers and users that the land is located within the 100 year floodplain and that the grading of the lots and outlots shall be in conformance with the grading plan approved with use permit. The volume of fill material brought into each lot and outlot from outside the floodplain shall not exceed that shown on the approved grading plan.

General Conditions:

3. Before a final plat is approved:

3.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.

3.1.1 A revised site plan including 5 copies showing the following revisions:

3.1.1.1 Add/revise the general notes as follows:

Note #6 - Sidewalks to be build along both sides of South 13th Street and along the west side of South 14th Street. Sidewalks shall also comply with Chapter 3.105 of the Design Standards for Pedestrian Circulation in Commercial and Industrial areas.

Note #13 - Details of all signs, including type, location, height and size will be submitted separately for review with sign permits. They will be designed in accordance with the City of Lincoln Zoning Ordinance.

Note #27 - Street trees to be shown at the time of final plat. Individual lot landscaping and screening to be submitted at the time of building permits and will comply with the City of Lincoln Design Standards.

Note #28 - Easements to be determined and shown at the time of final plat.

Note #29 - The building and parking layout shown is conceptual. Specific individual site plans will be submitted and approved at the time of building permits in accordance with the City of Lincoln Zoning Ordinance and Design Standards.

3.1.1.2 Show all existing and proposed easements.

3.1.1.3 Delineate the 100-year floodplain on the plan, and show all required flood storage areas to the satisfaction of Public Works.

3.1.1.4 Delete street trees from the landscape plan. Substitute Patmore Ash on the street tree plan at the time of final plat.

3.1.2 Revise the site and grading and drainage plans to the satisfaction of Public Works and Utilities Parks and Recreation Departments.

3.2 The construction plans comply with the approved plans.

Standard Conditions:

4. The following conditions are applicable to all requests:

- 4.1 Before occupying the buildings all development and construction is to comply with the approved plans.
 - 4.2 All privately-owned improvements, including landscaping, are to be permanently maintained by the owner or an appropriately established owners association approved by the City.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.
5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by

Brian Will, 441-6362, bwill@lincoln.ne.gov
Planner
June 21, 2006

OWNER: Schroeder/Klein Investments
6500 Princeton Road
Firth, NE 68358
402.430.6700

**APPLICANT/
CONTACT:** Marcia Kinning
ESP
601 Old Cheney Road
Lincoln, NE 68512
402.421.2500



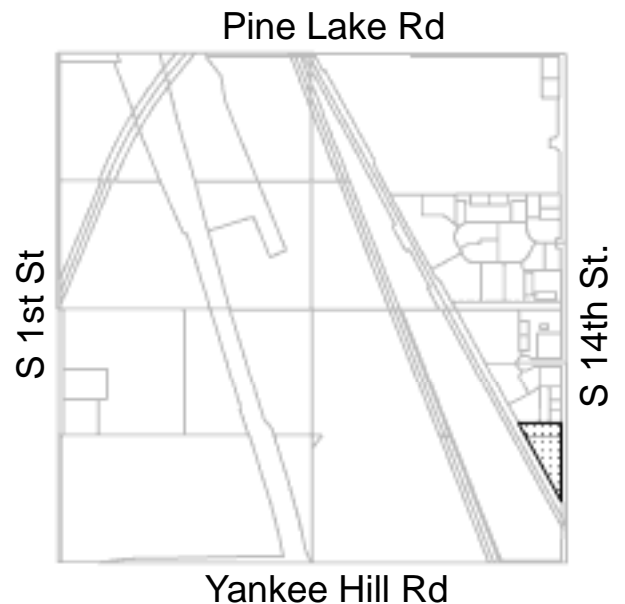
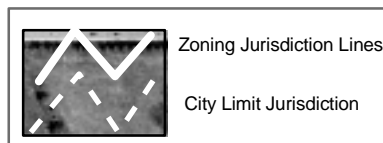
Change of Zone #06041 & Use Permit #117B **Horizon Business Center** **S 14th St & Yankee Hill Rd**

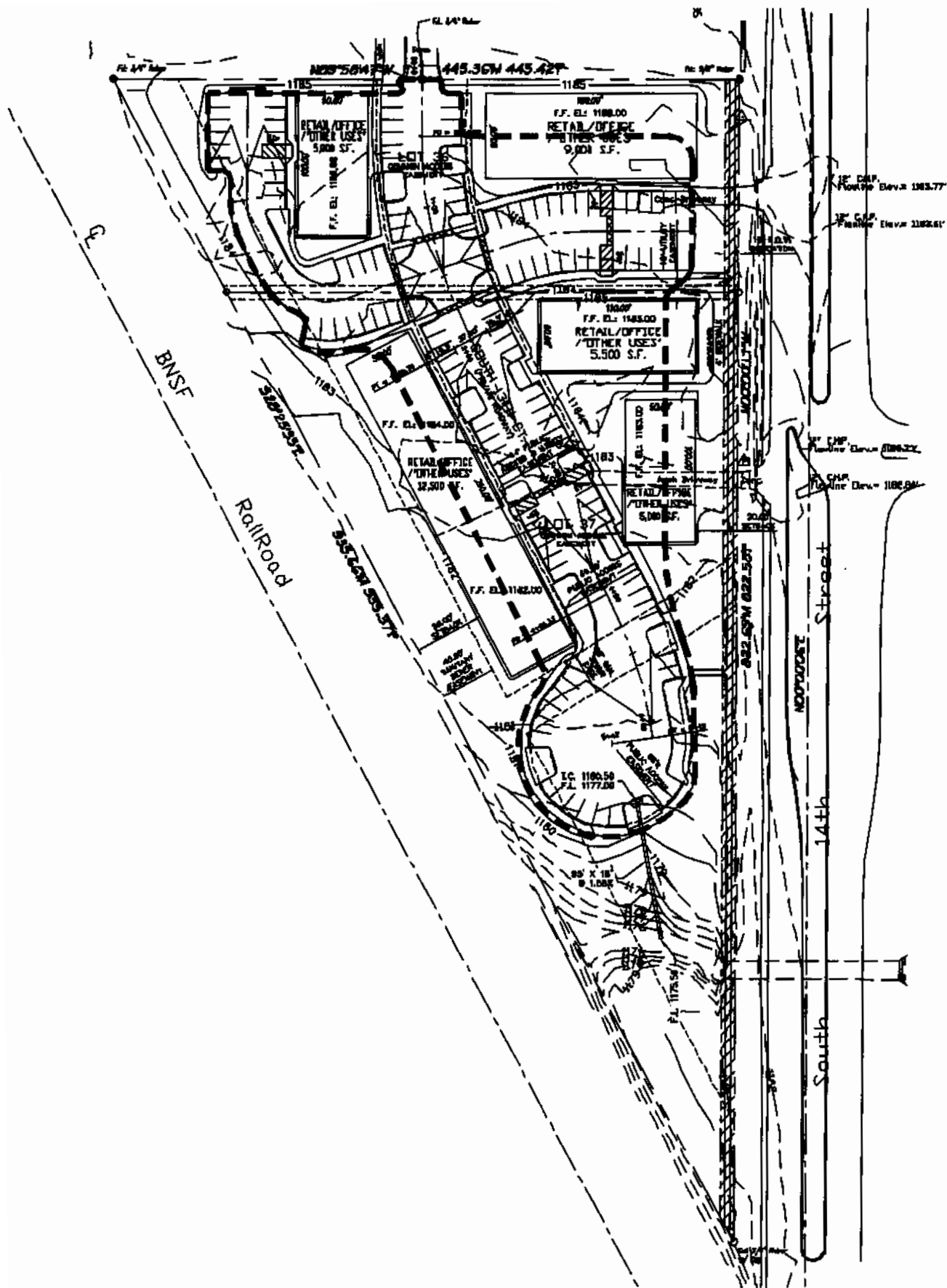
2005 aerial

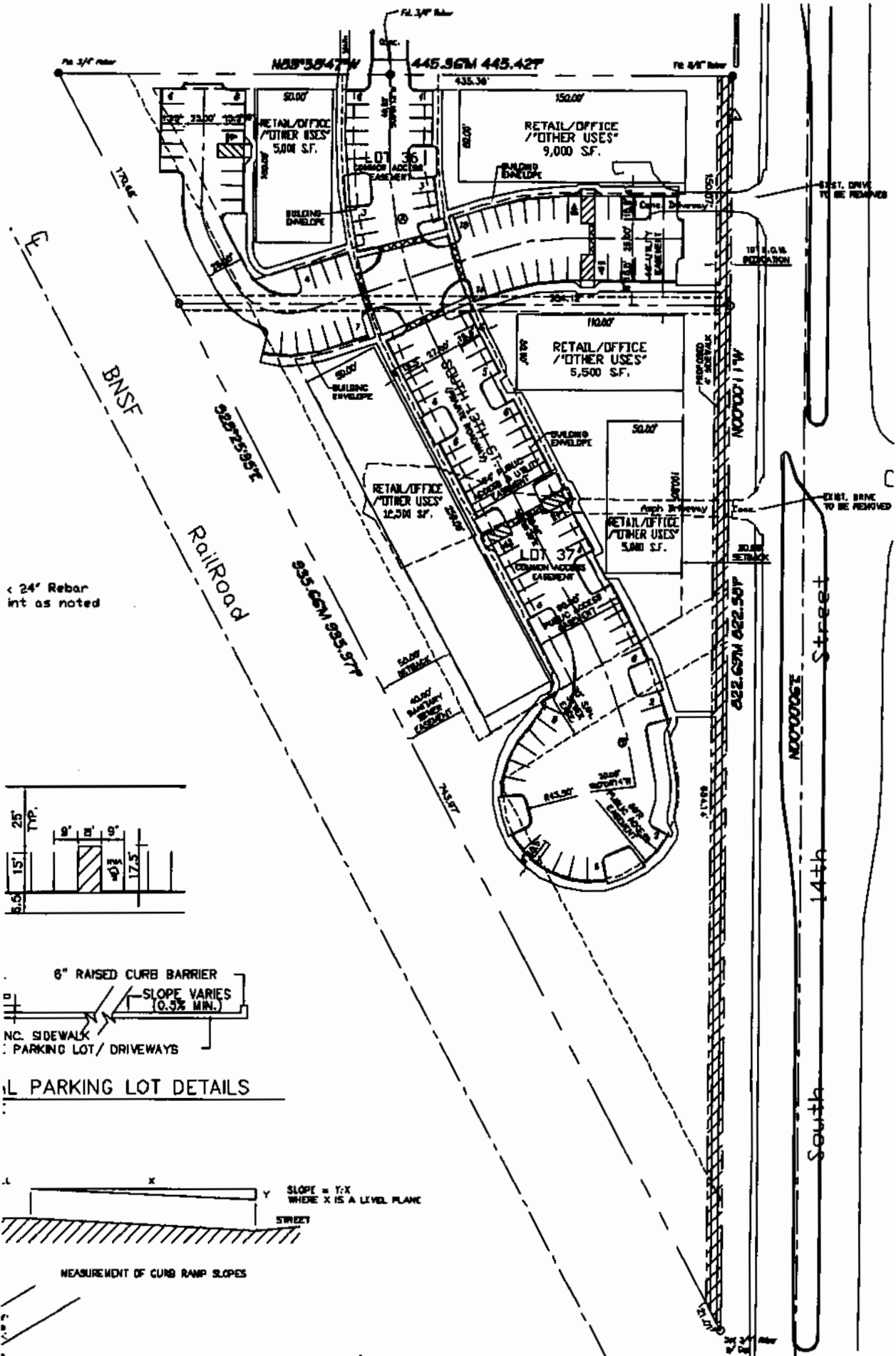
Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 23 T09N R06E







Sanitary Sewer Manhole
Rm Elev = 1284.27'
Depth = unavailable

Sanitary Sewer Manhole
Rm Elev = 1285.47'
Depth = 12.1'

RA 34' Rd

145.36W 443.42P

V8'

NE 58' Rd

N83°50'42"W

RETAIL/OFFICE
/OTHER USES
5,800 S.F.

RETAIL/OFFICE
/OTHER USES
9,000 S.F.

RETAIL/OFFICE
/OTHER USES
5,500 S.F.

RETAIL/OFFICE
/OTHER USES
12,800 S.F.

RETAIL/OFFICE
/OTHER USES
5,800 S.F.

LOT 37
COMMON AREAS
CONCEPT

Sanitary Sewer Manhole
Rm Elev = 1288.86'
Depth = 12.7'

Sanitary Sewer Manhole
Rm Elev = 1282.74'
Depth = 10.2'

BNSF

RailRoad

South 14th Street

LEGAL DESCRIPTION

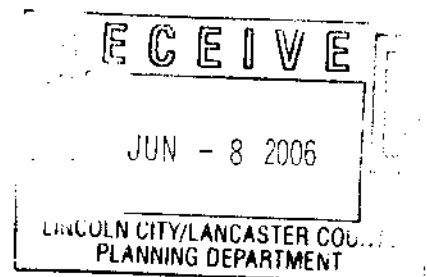
HORIZON BUSINESS CENTER

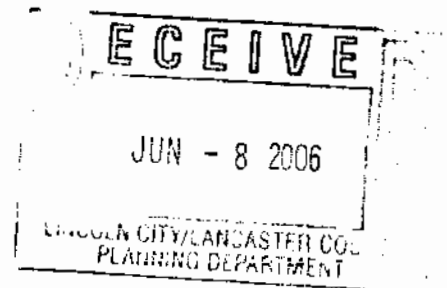
USE PERMIT #117A

CHANGE OF ZONE 'AG' TO 'I-3'

A survey of all of Lots 55 & 56, Irregular Tracts, Located in the Southeast Quarter of Section 23 Township 9 North Range 6 East of the Sixth Principal Meridian, Lancaster County Nebraska. More particularly described by metes and bounds as follows.

Commencing at the Northeast corner of Lot 55, Irregular Tract, and the POINT OF BEGINNING; Thence North $89^{\circ}58'47''$ West on the North line of said Lot 55, a distance of 445.36 feet to the Northwest corner of Lot 55, said point being on the Easterly Right of Way of the Burlington Northern Santa Fe Railroad; Thence South $28^{\circ}25'35''$ East on said Right of Way, a distance of 935.66 feet to the Southeast Corner of Lot 56; Thence North $00^{\circ}00'11''$ West on the East line of said Lots 55 & 56 and the West Right-of-Way line of South 14th Street, a distance of 822.69 feet to the POINT OF BEGINNING, and containing a calculated area of 183,195.66 Square feet or 4.21 acres more or less.





June 8, 2006

LYLE L. LOTH, P.E./L.S.

Mr. Marvin Krout, AICP
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

Suite A - 601 Old Cheney Road
Lincoln, NE 68512

Phone (402) 421-2500
Fax (402) 421-7096

Email: lyle@espeng.com

**RE: HORIZON BUSINESS CENTER
8101 & 8201 SOUTH 14TH STREET
CHANGE OF ZONE FROM 'AG' TO 'I-3' & USE PERMIT #117A**

Dear Marvin,

On behalf of Schroeder/Klein Investments and Alan Schroeder, we submit the above mentioned zoning applications for your review.

Horizon Business Center is currently an approved Use Permit #117. Our amendment is including an 4.21 acre parcel directly to the south in the use permit boundary. We are requesting a change of zone from 'AG' to 'I-3'. 'I-3' zoning is located to the north of the property in question.

We are planning for 37,000 square feet of retail/office/'other uses' space. The square footage for each use has been shown on the Site Plan and is based on the total square footage allowed on the additional property.

A private roadway is being shown through the project with a public access easement on South 13th Court. A sidewalk has been shown on both sides of the private roadway and two sidewalk connections out to the proposed sidewalk along South 14th Street.

We are requesting waivers of the following zoning and subdivision regulations at this time.

Waiver of sidewalks in standard locations-

Due to the parking along the private roadway the sidewalk can not be located 9.5 feet from the back of curb along South 13th Court.

Waiver of landscape screening to be approved at time of building permits.-

The actual layout of the buildings maybe revised within the building envelopes which will change the landscaping layout. General Note #27 on Sheet 1 of 4 has been shown.

Lots in commercial areas fronting upon and taking access to public streets or private roadways-

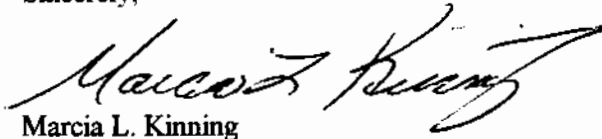
At this time individual lots are not being created and the private roadway runs through the existing lots. The pad site lots have access through a common access easement.

Page 2

We are excited about this project, as we have been working with Planning and other City staff for several months.

Please do not hesitate to contact me if you have additional questions.

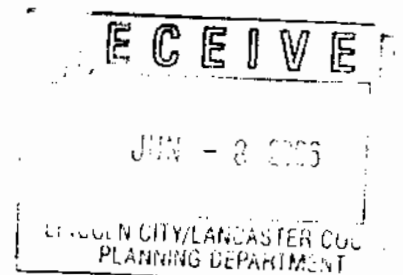
Sincerely,



Marcia L. Kinning

Cc: Schroeder/Klein Investments
Alan Schroeder

Enclosures: 24 Copies of Sheet 1 of 5 and Sheet 1 of 4
8 Copies of Sheets 2 through 4 of 4
Application for a Change of Zone
Application for a Use Permit
Application Fees
Certificate of Ownership
8 1/2" x 11" Reductions



HORIZON BUSINESS CENTER

GENERAL NOTES

1. SANITARY SEWER AND WATER LINES TO BE 8" PIPE AND 8" D.I. PIPE RESPECTIVELY UNLESS OTHERWISE SHOWN AND TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
2. ORNAMENTAL LIGHTING SHALL BE IN ACCORDANCE WITH LES.
3. THE DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN ON EACH LOT.
4. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION AND FURTHER TO SUBMIT A SEEDING AND MAINTENANCE SCHEDULE BEFORE SITE GRADING IS DONE.
5. PUBLIC UTILITIES ARE LOCATED IN ADJACENT PUBLIC STREETS.
6. SIDEWALKS TO BE BUILT ALONG BOTH SIDES OF ALL PUBLIC STREETS.
7. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
8. ALL SIDEWALKS, DRIVE AND PARKING PAVEMENTS TO BE BUILT TO CITY OF LINCOLN STANDARDS.
9. ALL SIDEWALKS TO BE BUILT 4 FEET MIN. WIDTH.
10. ALL DRIVES SHALL BE A MIN. OF 25 FEET WIDE TYPICAL UNLESS OTHERWISE NOTED.
11. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10 FEET PROVIDED ALL SETBACKS ARE RETAINED.
12. THE APPLICANT SHALL COMPLY WITH ENVIRONMENTAL PERFORMANCE STANDARDS OF THE CITY OF LINCOLN.
13. DETAILS OF ALL SIGNS, INCLUDING TYPE, LOCATION, HEIGHT AND SIZE WILL BE SUBMITTED SEPARATELY FOR REVIEW WITH THE BUILDING PERMIT. THEY WILL BE DESIGNED IN ACCORDANCE WITH CITY OF LINCOLN DESIGN STANDARDS.
14. ALL DISABLED PARKING STALLS SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, (FEDERAL REGISTER/VOL. 58, NO. 144/RULES AND REGULATIONS).
15. ALL ELEVATIONS ARE NAVD'88'.
16. ALL DIMENSIONS ARE TO BACK OF CURB.

17. ALL LANDSCAPING, INCLUDING EARTHEN BERMS WILL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY.
18. AN APPROVED BARRIER ALONG BOTH SIDES OF ALL DRIVEWAYS & ALONG THE PERIMETER OF ALL PARKING AREAS WILL BE BUILT TO CITY OF LINCOLN STANDARDS.
19. ALL STREET INTERSECTIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
20. ALL SETBACKS WILL BE IN ACCORDANCE WITH THE I-3 ZONING STANDARDS.
21. THE YARD SETBACKS REGULATES STRUCTURAL WALLS ONLY AND DOES NOT RESTRICT OVERHANGS, PATIOS, NON-HEATED ENCLOSED AREAS, DOOR SWINGS, WINDOW SWINGS, ETC. FROM ENCROACHING INTO THE SETBACKS.
22. ANY CONSTRUCTION OF GRADE CHANGES IN THE LES TRANSMISSION LINE EASEMENT CORRIDORS ARE SUBJECT TO LES APPROVAL AND MUST BE IN ACCORDANCE WITH LES DESIGN AND SAFETY STANDARDS.
23. ALL EAVES, CANOPIES AND OTHER BUILDING PROJECTIONS MAY EXTEND OVER THE BUILDING ENVELOPE LINES BUT NOT LOT LINES.
24. TENT USAGE APRIL 1ST - NOV 1ST MAX. SIZE OF TENTS 80'x40' BUT SMALLER CAN BE USED. NO PARKING WITHIN 20 FEET OF TENTS. MULTIPLE TENTS MAY BE UP AT ONE TIME, HOWEVER, TOTAL NUMBER OF TENTS USED AT ONE TIME MAY NOT COVER MINIMUM NUMBER OF PARKING STALLS REQUIRED BY LINCOLN DESIGN STANDARDS.
25. BUILDING ENVELOPES SHALL BE LOCATED A MINIMUM OF 10 FEET FROM BACK OF CURB OF A PRIVATE ROADWAY.
26. FENCES, DECORATIVE STRUCTURES, & ACCESSORY BUILDINGS ARE NOT SHOWN ON THE SITE PLAN IF THEY ARE 25' BY 25' OR SMALLER AND ARE CONSTRUCTED OUTSIDE OF SETBACK, SITE TRIANGLES, EASEMENTS AND REQUIRED MINIMUM PARKING AND ARE BUILT ACCORDING TO THE ZONING ORDINANCE PROVISIONS, AND ARE IN CONFORMANCE WITH ALL OTHER APPLICABLE CODES.
27. INDIVIDUAL LANDSCAPE PLAN WILL BE SUBMITTED AND REVIEWED AT TIME OF BUILDING PERMIT. ONCE THE LANDSCAPE PLAN IS APPROVED IT WILL ALSO BE CONSIDERED THE APPROVED LANDSCAPE PLAN FOR USE PERMIT PURPOSES.
28. EXISTING EASEMENTS TO BE TIED DOWN AT THE TIME OF FINAL PLATTING.
29. ALL LAYOUTS SHOWN WITHIN COMMERCIAL BOUNDARIES ARE

CONCEPTUAL SPECIFIC DETAILED PLANS WILL BE SUBMITTED WITH INDIVIDUAL SITE PLANS AS THEY ARE DEVELOPED AT TIME OF BUILDING PERMIT APPLICATIONS, IN ACCORDANCE WITH CITY OF LINCOLN DESIGN STANDARDS.

30. THE DEVELOPER AGREES TO PROVIDE AN AREA LIGHTING PLAN AND CALCULATIONS FOR THE PRIVATE ROADWAYS IN ACCORDANCE WITH THE CITY OF LINCOLN STANDARDS PRIOR THE ISSUANCE OF BUILDING PERMITS.
31. EXACT LOCATION OF WATER AND SANITARY SEWER IMPROVEMENTS WILL BE SUBMITTED WITH INDIVIDUAL SITE PLANS AS THEY ARE DEVELOPED AT TIME OF BUILDING PERMIT APPLICATION, IN ACCORDANCE WITH CITY OF LINCOLN DESIGN STANDARDS.
32. ALL USES SHOWN ON THIS PLAN SHALL BE CLASSIFIED BY THE BUILDING AND SAFETY DEPARTMENT AS RETAIL (LMC SECTION 27.51.030(c)(1)), OFFICE (LMC SECTION 27.03.470) OR OTHER USES (LMC SECTION 27.51.030(c)(3)). IF OVER 50% OF A BUILDING ON THE PLAN IS USED AS THE OFFICE OF PROFESSIONAL, COMMERCIAL, INDUSTRIAL, RELIGIOUS INSTITUTIONAL PUBLIC OR SEMIPUBLIC PERSONS OR ORGANIZATIONS AND NO GOODS, WARES OR MERCHANDISE ARE PREPARED OR SOLD ON THE PREMISES, EXCEPT AS PERMITTED IN SECTION 27.03.470, THE BUILDING SHALL BE CLASSIFIED AS AN OFFICE BUILDING BY THE BUILDING AND SAFETY DEPARTMENT. HOWEVER, IF ANY PORTION OF A BUILDING ON THE PLAN IS USED FOR THE PRODUCTION, MANUFACTURE, ASSEMBLY OR PROCESSING OF GOODS AND MATERIALS PERMITTED IN SECTION 27.51.030(c)(3), EVEN THOUGH IT ALSO CONTAINS OFFICE USES, THE BUILDING SHALL BE CLASSIFIED BY BUILDING AND SAFETY DEPARTMENT UNDER SECTION 27.51.030(c)(3) AND SHALL NOT BE CONSIDERED AN OFFICE BUILDING.

Memorandum

To: Brian Will, Planning Department

From: Chad Blahak, Public Works and Utilities

Subject: Horizon Business Center Change of Zone #06041 Use Permit #117B

Date: June 27, 2006

cc:

Engineering Services has reviewed the plans for the change of zone and amendment to the Horizon Business Center Use Permit, located west of South 14th Street and south of Pine Lake Road and has the following comments:

- 1 The ninety degree parking stalls shown along South 13th Court does not allow for exiting the stalls without cross both driving lanes. This could cause traffic conflicts resulting in crashes. For the 27' wide paving shown, 55 degree angle parking stalls would allow for entering and exiting the stalls without crossing the center line of the street.
- 2 The sanitary sewer should be revised to show the proposed sewer tapping into the existing manhole in South 13th Street at the north end of the project. This eliminates the need for constructing a new manhole in close proximity to other existing manholes and eliminate the costs involved in maintaining an additional manhole. Also, it appears the total length of sewer would remain the same.



Status of Review: Active

Reviewed By

ANY

Comments:

Status of Review: Approved

Reviewed By

ANY

Comments:

Status of Review: Complete

Reviewed By 911

ANY

Comments:

Status of Review: Approved

Reviewed By Alltel

ANY

Comments:

Status of Review: Active

Reviewed By Building & Safety

ANY

Comments:

Status of Review: FYI

06/09/2006 11:43:33 AM

Reviewed By Building & Safety

Terry Kathe

Comments: It appears that the front yard setback that was established for the entire Horizon center was 50 feet and reduced to 20 feet.

Status of Review: Active

Reviewed By Fire Department

ANY

Comments:

Status of Review: Approved

06/17/2006 12:57:45 PM

Reviewed By Health Department

ANY

Comments: LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION

TO: Joe Rexwinkle DATE: June 17, 2006

DEPARTMENT: Planning FROM: Chris Schroeder

ATTENTION: DEPARTMENT: Health

CARBONS TO: EH File SUBJECT: Horizon Business

EH Administration Center CZ #06041

UP #117B

The Lincoln-Lancaster County Health Department has reviewed the proposed development with the following noted:

All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.

During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

Status of Review: Active

Reviewed By Law Department

ANY

Comments:

Status of Review: Complete

Reviewed By Lincoln Electric System

NCSJCR

Comments:

Status of Review: Active

Reviewed By Lincoln Police Department

ANY

Comments:

Status of Review: Active

Reviewed By Natural Resources District

Any

Comments:

Status of Review: Active

Reviewed By Nebraska Department of Roads

ANY

Comments:

Status of Review: Denied

06/15/2006 10:36:56 AM

Reviewed By Parks & Recreation

ANY

Comments: Parks staff have reviewed the application and have the following requests:

1. Provide a grading plan which shows how stormwater will be addressed.
 2. Substitute Patmore Ash with a new elm variety (i.e. Homestead, Frontier, Accolade, etc.) due to concern over Ash Borer.
 3. Lighting must be consistant with design standards and take into account the proximity to Wilderness Park.
 4. A Landscape Screen must be provided against the Railroad and include hardy mix of deciduous and evergreen trees.
-

Status of Review: Active

Reviewed By Planning Department

PLANNER

Comments:

Status of Review: Routed

Reviewed By Planning Department

COUNTER

Comments:

Status of Review: Complete

Reviewed By Planning Department

RAY HILL

Comments:

Status of Review: Active

Reviewed By Public Utilities - Wastewater

ANY

Comments:

Status of Review: Active

Reviewed By Public Works - Development Services

ANY

Comments:

Status of Review: Active

Reviewed By Public Works - Long Range Planning

ANY

Comments:

Status of Review: Complete

06/19/2006 9:14:52 AM

Reviewed By Public Works - Watershed Management

NCSJCR

Comments: Brian,

The southern most portion of the lot that is proposed to be brought into Horizon Business Center is in the 100 year floodplain of Salt Creek. The floodplain is not shown on the plan submitted so its difficult to say what impact they have on the floodplain. Also, because there was a proposed amount of storage that would be preserved shown on the 100 year flood exhibit on the original plan, the applicant needs to show how this storage volume is effected by the proposed development.

I also took a look at our new 100 year floodplain for Salt Creek and the area inundated is smaller at this location. I think they should show both the existing and draft floodplain on the plan, but until the draft floodplain is adopted locally I think they would have to meet the above requirement based on the existing floodplain.
It's very possible for them to do something on this lot. However we need more information than what we received and based on this there might have to be some slight adjustments to the plan to accommodate the floodplain and storage requirements for Horizon Business Center.

Status of Review: Active

Reviewed By School District

ANY

Comments:

Status of Review: Active

Reviewed By Urban Development

ANY

Comments:

Status of Review: Active

Reviewed By Urban Development

ANY

Comments:

Status of Review: Active

Reviewed By US Fish & Wildlife

ANY

Comments:

Status of Review: Active

Reviewed By US Post Office

ANY

Comments:

INTER-DEPARTMENT COMMUNICATION



DATE June 13, 2006

TO: Joe Rexwinkle, City Planning

FROM: Sharon Theobald (Ext. 7640) *st*

SUBJECT: DEDICATED EASEMENTS
DN #72S-12E

CZ#06041
UP#117B

Attached are the Use Permit and Zoning Applications for Horizon Business Center.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map.

ST/ss
Attachment
c: Terry Wiebke
Easement File